

REVISED SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE


Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: City of Tulare

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 61,389,988
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	2,295,250
B Anticipated Enforceable Obligations Funded with RPTTF	2,447,925
C Anticipated Administrative Allowance Funded with RPTTF	125,000
D Total RPTTF Requested (B + C = D)	2,572,925
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be the same amount as ROPS form six-month total</i>	\$ 4,868,175
E Enter Total Six-Month Anticipated RPTTF Funding <i>(Obtain from county auditor-controller)</i>	2,572,925
F Variance (E - D = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ -
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	1,482,149
H Enter Actual Obligations Paid with RPTTF	1,245,648
I Enter Actual Administrative Expenses Paid with RPTTF	250,000
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	-
K Adjusted RPTTF <i>(The total RPTTF requested shall be adjusted if actual obligations paid with RPTTF are less than the estimated obligation amount.)</i>	\$ 2,572,925

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

Pete VanderPoel Kathy Melendez	Vice - Chairperson
Name	Title
Signature 	Date 10-10-12

Name of Successor Agency: City of Tulare

County: Tulare

Oversight Board Approval Date:

REVISED RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)

January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
	Grand Total						\$ 61,389,988	\$ 4,833,602	\$ 630,000	\$ 1,370,000	\$ -	\$ 125,000	\$ 2,447,925	\$ 295,250	\$ 4,868,175
1	2010 Tax Allocation Bonds - Series A	June 30 ,2011	August 1, 2040	U S Bank	Bonds issued to repay prior laons	All Area	19,563,673.59	505,831.55					264,556		264,556
2	2010 Tax Allocation Bonds - Series B	June 30 ,2011	August 1, 2023	U S Bank	Bonds issued to fund non-housing projects	All Area	6,956,450.76	328,866.39					172,001		172,001
3	2010 Tax Allocation Bonds - Series C	June 30 ,2011	August 1, 2040	U S Bank	Bonds issued to fund housing projects	All Area	23,356,856.25	845,650.00					397,169		397,169
4	Owner Participant Agreement	April 21, 2011	July 19, 2026	Land 'O Lakes Inc	Payment per OPA	Downtown/Alpine	3,192,880.00	206,000.00					103,000		103,000
5	Owner Participant Agreement	December 19, 2000	June 30, 2014	Cheese & Protein Inc	Payment per OPA	South K	1,079,801.00	563,936.00					281,968		281,968
6	US Bank	June 30 ,2011	August 1, 2040	U S Bank	Trustee for bonds	All Area	138,600.00	4,950				4,950			4,950
7	State CalHFA Loan (2007)	March 21, 2007	March 21, 2017	State of California	Loan for affordable housing agreement	West Tulare	338,368.00	338,368					43,118	295,250	338,368
8	Aspen Housing Project	June 22, 2011	June 30, 2067	Tulare Aspen Association	Loan per affordable housing agreement	All Area	2,000,000.00	2,000,000	630,000	1,370,000					2,000,000
9	Contract for consulting service	March 20, 2011	June 30, 2016	Family Services	Project adiminstration - Shelter Plus Program	All Area	60,000.00	15,000					15,000		15,000
10	Pass-throughs Liability to Schools Allocation (LA lawsuit)				Potential Liability	All Area	TBD								-
11	City of Tulare - Loan	July 10, 2012	N/A	City of Tulare	True Up Payment	All Area	775,445.00								-
12	City of Tulare - Loan	March 9, 2011	N/A	City of Tulare	Loan for various projects in project area	All Area	3,902,913.60								-
13	Reserve for Bond Payments - 2010 Tax Allocation Bonds			U S Bank	Lines 1, 2 and 3								1,146,113		1,146,113
14	Salary & Benefits, consultants and Attorney Cost		N/A	City of Tulare								120,050			120,050
15	Development Agreement	August 15, 2011	N/A	Tulare County Superintendent of Schools	Deposit for development agreement	South K	10,000.00	10,000					10,000		10,000
16	Contract for due diligence review	September 4, 2012	N/A	Brown Armstrong	Perform a due diligence review as required by law	All Area	15,000.00	15,000					15,000		15,000

Name of Successor Agency: City of Tulare
 County: Tulare

REVISED RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III) -- Notes (Optional)
January 1, 2013 through June 30, 2013

Item #	Notes/Comments
General Comment	The first ROPS included the actual payment of pass throughs, but based on counsel advice the pass through payments actually made in January, 2011 were removed and a revised ROPS was filed. The Successor Agency is appealing for Department of Finance to take into account the pass through payments that total \$978,015.97 that were made from the Tax Increment received in December/January, 2012 from the true up payment. Attached is a printout showing the pass through payments - Attached are copies of the protest letters. The Agency had to foreclose any distribution of its June 1 payment due to this, and has had to borrow funds from the City to meet its enforceable obligations as shown on line 11 of the ROPS.
11	On July 6, 2012 the Successor Agency received notice from Tulare County Auditors for a true-up payment of \$775,445. There were no funds available to make this payment so the City of Tulare loaned the money to Successor Agency. The true up payment was made to Tulare County Auditors on July 12, 2012. City is assuming loan can begin to be repaid once a finding of completion is issued by DOF.
12	Based on AB1484 sponsoring community (City of Tulare) loan made in good faith can be deemed to be enforceable. Assumes loan can begin to be repaid upon DOF finding of completion. In the past, the City was financing the Redevelopment Agency on a yearly basis with money needed to fund their projects. It was not until 2011 that the Redevelopment Agency went out to bond to fund their projects.
Prior Period Final Item	The Agency needed to reserve funds from ROPS I for the July - December 2012 time frame because it did not receive any allocations from the June 1 payment, as explained above.

City of Tulare
Tulare

Tulare

Pursuant to Health and Safety Code section 34186 (a)
PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
January 1, 2012 through June 30, 2012

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
		Grand Total				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 1,232,149	\$ 1,245,648	\$ -	\$ -
1 / Form A	1	2010 Tax Allocation Bonds - Series A	U S Bank	Bond Payment	All Area									241,275.00	240,893.19		
1 / Form A	2	2010 Tax Allocation Bonds - Series B	U S Bank	Bond Payment	All Area									156,665.00	156,629.34		
1 / Form A	3	2010 Tax Allocation Bonds - Series C	U S Bank	Bond Payment	All Area									448,481.00	448,277.08		
1 / Form A	4	Owner Participant Agreement	Land 'O Lakes	OPA	Downtown/Alpine									103,560.00			
1 / Form A	5	Owner Participant Agreement	Cheese and Protein, Inc	OPA	West Tulare									281,968.00			
1 / Form C	1	Salary and Benefits/ supplies, consultants, etc			All Area							250,000	250,000				
N/A	2	Reserve for July - December ROPS	Various	Various	All Area										399,848		

PROTEST DOCUMENTATION

LAW OFFICE OF
MARTIN D. KOCZANOWICZ

Martin D. Koczanowicz

Larry A. Donaldson
Of CounselMary Salisbury
Paralegal

May 21, 2012

Mr. Mark Hill
Program Budget Manager
Department of Finance
915 L Street
Sacramento, California 95814-3706

Re: Re-approval of ROPS for City of Tulare Successor Agency

Dear Mr. Hill:

Please be advised that I serve as the City Attorney for the City of Tulare and as general counsel for the Tulare Successor Agency. This communication is being sent as a follow up and response to you April 26th, 2012 correspondence to Ms. Darlene Thompson, the City's Finance Director.

In that letter DOF disqualified items listed on the original ROPS which was approved by the Oversight Board and submitted to DOF. The returned ROPS was amended to reflect only items occurring between February 1st and June 30th of 2012. It was then re-approved by the Oversight Board and re-submitted to DOF. The City considers the contract referenced in item 9 to be a legal and binding agreement, which cannot be reversed by simply removing it from the ROPS or characterizing it as not a qualified EO. This is especially true since the performance of the contract was completed prior to February 1st, 2012.

This letter is also to confirm in writing that the City of Tulare and its Successor Agency did then and continue to object to the DOF's characterization of these costs as "unallowed" or constituting Enforceable Obligations. The administrative costs listed in the original ROPS were legitimate expenses. The \$250,000 minimum limit is applicable to those costs that were incurred by the Successor Agency during the initial budget period set forth above. City's consent to remove them from the revised ROPS pursuant to DOF's request is not an agreement to the position taken by DOF or a waiver of City's ability to contest that determination in the future.

Sincerely,


Martin D. Koczanowicz
City Attorney

Cc.: Don Dorman, City Manager
Darlene Thompson, Finance Director



July 12, 2012

Rita A. Woodward
Auditor-Controller
County of Tulare
Attention: Property Tax Accounting Division
221 S. Mooney Blvd., Room 101-E
Visalia, CA 93291-4593

Chris Hill
Principal Program Budget Analyst
Department of Finance
915 L Street
Sacramento, CA 95814

VIA HAND DELIVERY AND FIRST CLASS MAIL

Dear Ms. Woodward and Mr. Hill:

Please be advised that I serve as the City Attorney for the City of Tulare and as general counsel for the Tulare Redevelopment Agency Successor Agency. This letter is being submitted as a notification of reservation of rights along with the \$775,445.00 payment which is submitted under protest in response to the July 6th, 2012 Notification of "true-up" sent by your office. Please direct all future communications regarding this issue to my attention.

The penalties and interest for non-payment mandated by AB1484, along with the proposed retention of sales and property taxes by the State (in what my client contends would be an unconstitutional taking), would even further devastate the City's finances. Consequently, the payment is being made with this notification of my client's reservation of rights to recover these funds either through clarification of the accounting used to arrive at this amount by the County, suspension or abolishment of AB 1484 by the Courts or direct litigation by my client.

First of all, there are no surplus funds in the Successor Agency's accounts. In order to make this payment under a threat of severe penalties, the Successor Agency was forced on a very short notice to obtain a loan under the provisions of the new law from the City.

The calculations that gave rise to the "true-up" request assume that no pass-through payments were made by the Successor Agency from last year's tax increment and that there were remaining fund balances in the Tulare Redevelopment Agency (TRA) accounts at the end of June 2011. In fact, there was approximately \$57,000 remaining after all of the obligations were paid by the TRA. The TRA continue to operate after passage of AB X1 26 and 27 and through the Court challenge process until February 1, 2012 when the Successor Agency took over the dissolution of the TRA. The costs of operation and pass-through payments were fronted by the City and then paid from the December 2011 distribution of tax increment. AB X1 26 was not clear on payments being made from the existing fund balances and obviously did not anticipate delays caused by litigation. The passage of AB1484 is a clear evidence of that.

The assumptions reached in the True-Up Analysis are simply incorrect factually. These assumption have been made in spite of the fact that the accounts were audited by the County and both the balances and the fact that the pass-through payments were made were can be easily verified.

In addition, when the first ROPS was submitted by the Successor Agency showing transactions and obligations from January 1, 2012 through June 30, 2012, the DOF requested that several of them shown in January be removed and ROPS be amended. Since Successor Agency began its functions in February, the ROPS was amended to remove all of January transactions, including the previously shown pass-through payments. Those payments were never the less made, as shown by evidence provided to your department by our Finance Director Ms. Thompson.

Well prior to passage of AB1484 several attempts have been made to meet with Mr. Hill from DOF to obtain an explanation and a resolution to these issues, without success. My client stands ready to meet and discuss this further in an attempt to reach a resolution through explanation of the accounting and examination of facts, which will support the explanation above. In the alternative judicial intervention may be necessary to reverse this uncereemonious take of funds that are not owed.

In either event, this is to inform you that the enclosed payment is being made under protest and with a reservation of rights to recover these funds should examination of the accounting by the County and DOF confirmed the content of this letter, the new law be successfully challenged in Court or City would directly litigate this issue against the State and the County. Consequently, City requests that these funds not be distributed to other taxing agencies, but instead be held in trust or reserve pending the outcome of the above issues.

Sincerely,



Martin D. Koczanowicz
City Attorney

cc.: Mayor & City Council
City Manager

Encl.

**AUDITOR-CONTROLLER/
TREASURER-TAX COLLECTOR**

221 South Mooney Blvd., Room 101-E Visalia, Ca 93291-4593



Rita A. Woodard
COUNTY OF TULARE

DEBORAH PAOLINELLI, CPA
Assistant Auditor-Controller
(559) 636-5200
FAX (559) 730-2547

RITA A. WOODARD
Auditor-Controller
Treasurer-Tax Collector/
Registrar of Voters
(559) 636-5200
FAX (559) 730-2547

HILEY WALLIS
Chief Deputy Treasurer-Tax Collector
(559) 636-5250
FAX (559) 730-2532

July 6, 2012

Don Dorman, City Manager
Tulare City – Successor to RDA
411 E. Kern Avenue Ste F
Tulare, CA. 93278

Re: Notification of “True-up” for Jan.-Jun. 2012 ROPS

Dear Mr. Dorman:

As you know, AB 1484, the clean-up legislation for the redevelopment agency (RDA) dissolution statutes, has been signed into law. (Stats. 2012, ch. 26, effective Jun. 27, 2012.) Among the provisions added by this law is new Health and Safety Code section 34183.5. This new statute requires the Auditor to “true up” the property tax allocations to account for the delay in implementing the statutes. Depending on the results of those calculations, section 34183.5 also requires the Auditor to demand payment from the Successor Agency.

As explained below, your agency is one of the Successor Agencies which must pay certain funds to the Auditor for distribution to the taxing entities. Accordingly, this is the official letter demanding payment of these funds.

Under subdivision (b) of section 34183.5, the Auditor must first determine “the amount that each affected taxing entity was entitled to pursuant to paragraph (4) of subdivision (a) of Section 34183 for the period January 1, 2012, through June 30, 2012.” The Auditor must then deduct this amount “from the amount that otherwise would be deposited in the Redevelopment Property Tax Trust Fund on behalf of the successor agency,” from “the allocations made on June 1, 2012, for the Recognized Obligation Payment Schedule covering the period July 1, 2012, through December 31, 2012.”

As shown in the attached spreadsheet, this calculation has resulted in surplus funds due to the Redevelopment Property Tax Trust Fund (RPTTF).

Don Dorman
Page 2
July 6, 2012

Section 34183.5 further requires the Successor Agency to make this payment to the Auditor for deposit into the RPTTF and subsequent distribution to taxing entities no later than July 12, 2012.

Please remit the payment to the following address:

Tulare County Auditor Controller
Attention: Property Tax Accounting Division
221 S. Mooney Blvd., Room 101 – E

If you have questions, please contact the Property Tax Accounting Division at 559-636-5280.

Sincerely,

RITA A WOODARD
Auditor Controller /Treasurer-Tax Collector

A handwritten signature in cursive script, appearing to read "Hiley Wallis".

HILEY WALLIS
Chief Deputy Treasurer-Tax Collector

Attachments (1)

TRUE-UP ROPS Analysis for the obligation period Jan - June 2012

Authority - H&S 34186 and H&S 34183.5

Tulare RDA Successor	December Distribution	1st ROPS - Jan-June 2012			2nd ROPS - July-Dec 2012		Surplus
		PT*	ROPS SA Admin	Difference	Current ROPS	Current SA Admin	
Tulare Downtown	53,028		19,138	33,890	17,337	1,894	-14,659
Tulare Alpine I	1,020,570		368,337	652,233	333,289	36,411	-282,533
Tulare Alpine II	129,759		46,832	82,927	42,368	4,629	-35,930
Tulare Downtown-90 Annex	199,251		54,765	144,486	56,423	8,310	-79,753
Tulare South K Street	194,394		86,296	108,098	79,654	6,926	-21,518
West Tulare	383,577		105,428	278,149	92,865	13,677	-171,607
Tulare South "K" Amd#1	1,473,371		654,062	819,309	603,917	52,511	-162,881
Tulare Downtown Amd #1	18,036		4,957	13,079	5,873	642	-6,564
	3,471,986	0	1,339,815	2,132,171	1,231,726	125,000	-775,445
	(1)		(2)		(3)	(4)	

*Some Negotiated and 2% were paid by the County through AB8, as a result these amounts have been netted out of the Distribution.
Tax Admin Fee has also been deducted from the Distribution amount.

- ① Jan Increment / approved for County agree w/ amount
- ② Approved obligation for January 1, 2012 to June 30, 2012 (Revenue ROPS)
- ③ Approved obligation for July 1, 2012 to December 31, 2012
- ④ Approved Administrative Cost for July 1, 2012 to December 31, 2012

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08/16/2012 12:40PM
Periods: 1 through 12

Expenditure Status Report

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CITY OF TULARE
7/1/2011 through 6/30/2012

Pass Through Payments
Downtown/Alpine U.*

072 TAX INCREMENT

4850 TAX INCREMENT-ALPINE/DOWNTOWN

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Prct Used
2000 TOTAL MAINTENANCE & OPERATIONS				
2017 PROFESSIONAL & TECHNICAL SERVI	3,300.00	550.00	550.00	16.67
2055 ADMINISTRATIVE FEES	2,610.00	1,522.50	1,522.50	58.33
2203 TULARE CO PROP TAX ADMIN FEES	65,400.00	34,826.57	34,826.57	53.25
Total TOTAL MAINTENANCE & OPERATIONS	71,310.00	36,899.07	36,899.07	51.74
6000 CAPITAL IMPROVEMENTS				
6801 TAX INCR SHARE, TUL CO	800,700.00	464,397.47	464,397.47	58.00
6802 TAX INCR SHARE, FLOOD DIST	11,900.00	6,859.21	6,859.21	57.64
6803 TAX INCR SHARE, AIR POL	800.00	437.71	437.71	54.71
6804 TAX INCR SHARE, MEM DIST	4,100.00	3,093.89	3,093.89	75.46
6806 TAX INCR SHARE, CITY OF TULARE	24,800.00	24,732.85	24,732.85	99.73
6807 TAX INCR SHARE, CITY ELEMENTARY	21,600.00	21,511.86	21,511.86	99.59
6808 TAX INCR SHARE, JOINT UNION	19,300.00	19,201.24	19,201.24	99.49
6809 TAX INCR SHARE, COS	6,200.00	6,185.53	6,185.53	99.77
6810 TAX INCR SHARE, CO SCHOOL SERV	2,900.00	2,856.18	2,856.18	98.49
6811 TAX INCR SHARE, KAWEAH DELTA	1,200.00	1,125.64	1,125.64	93.80
6812 TAX INCR SHARE, TUL CEMETARY	500.00	484.96	484.96	96.99
6813 TAX INCR SHARE, TUL DISTR HOSP	3,300.00	3,237.99	3,237.99	98.12
6814 TAX INCR SHARE, TUL MOSQUITO	4,000.00	3,946.58	3,946.58	66
6815 TAX INCR SHARE, LOL	0.00	103,560.69	103,560.69	00
Total CAPITAL IMPROVEMENTS	901,300.00	661,631.80	661,631.80	41
8000 DEBT SERVICE				
8310 10 TAX ALLOC BD (A) - INT	529,110.00	44,092.71	44,092.71	33
8320 10 TAX ALLOC BD (B) - INT	114,670.00	9,555.63	9,555.63	33
8370 TRDA/GFL LOAN INT TO CITY	481,580.00	0.00	0.00	00
Total DEBT SERVICE	1,125,360.00	53,648.34	53,648.34	77
9000 OTHER FINANCING USES				

013

(1)

Total Pass Throughs

U.*

Downtown/Alpine
558,071.11*
33
504,418.80*
33
W Tulare 76,525.93*
77
003
(1) 218,010.11*

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08/16/2012 12:40PM
Periods: 1 through 12

Expenditure Status Report

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CITY OF TULARE
7/1/2011 through 6/30/2012

*Pass Through Payment
South K 0.00*

072 TAX INCREMENT

4853 TAX INCREMENT-SOUTH K

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	E		Prct Used
2000 TOTAL MAINTENANCE & OPERATIONS						
2017 PROFESSIONAL & TECHNICAL SERVI	1,120.00	550.00	550.00		112,962.31	
2055 ADMINISTRATIVE FEES	3,350.00	1,954.19	1,954.19		1,558.62	
2203 TULARE CO PROP TAX ADMIN FEES	76,750.00	39,943.31	39,943.31		12,69	
Total TOTAL MAINTENANCE & OPERATIONS	81,220.00	42,447.50	42,447.50		3,760.40	
5000 SPECIAL M & O PROJECTS					65,105.17	
Total SPECIAL M & O PROJECTS	0.00	0.00	0.00		51,558.62	
6000 CAPITAL IMPROVEMENTS					50,543.96	
6801 TAX INCR SHARE, TUL CO	198,200.00	112,962.31	112,962.31		50,543.96	49.11
6802 TAX INCR SHARE, FLOOD DIST	3,000.00	1,667.09	1,667.09		15,232.50	58.33
6803 TAX INCR SHARE, AIR POL	20.00	12.69	12.69		7,518.71	52.04
6804 TAX INCR SHARE, MEM DIST	6,600.00	3,760.40	3,760.40		8,561.70	52.26
6806 TAX INCR SHARE, CITY OF TULARE	114,200.00	65,105.17	65,105.17		1,276.53	
6807 TAX INCR SHARE, CITY ELEMENTAR	90,900.00	51,558.62	51,558.62		8,523.43	
6808 TAX INCR SHARE, JOINT UNION	88,700.00	50,543.96	50,543.96		10,388.76	
6809 TAX INCR SHARE, COS	28,600.00	16,282.60	16,282.60		3,456.91	
6810 TAX INCR SHARE, CO SCHOOL SERV	13,200.00	7,518.71	7,518.71		281,968.00	
6811 TAX INCR SHARE, KAWEAH DELTA	14,700.00	8,361.70	8,361.70		623,386.88	
6812 TAX INCR SHARE, TUL CEMETARY	2,300.00	1,276.53	1,276.53			
6813 TAX INCR SHARE, TUL DISTR HOSP	15,000.00	8,523.43	8,523.43			
6814 TAX INCR SHARE, TUL MOSQUITO	18,300.00	10,388.76	10,388.76			
6816 TAX INCR SHARE, PALO VERDE SCH	5,800.00	3,456.91	3,456.91			
6817 TAX INCR SHARE, CPI/VALENTINO CHEESE	600,070.00	281,968.00	281,968.00			
Total CAPITAL IMPROVEMENTS	1,199,590.00	623,386.88	623,386.88			
8000 DEBT SERVICE						
8320 10 TAX ALLOC BD (B) - INT	114,670.00	9,555.62	9,555.62			
Total DEBT SERVICE	114,670.00	9,555.62	9,555.62			

014

*Pass Through Payment for the
Dec. 2011 Jan 2012 Jan 2013*

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Expenditure Status Report

CITY OF TULARE
7/1/2011 through 6/30/2012

072 TAX INCREMENT

4859 TAX INCREMENT-W TULARE

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	E	Prct Used
2000 TOTAL MAINTENANCE & OPERATIONS					
2017 PROFESSIONAL & TECHNICAL SERVI	1,120.00	550.00	550.00		49.11
2055 ADMINISTRATIVE FEES	1,490.00	869.19	869.19		58.33
2203 TULARE CO PROP TAX ADMIN FEES	15,420.00	9,192.01	9,192.01		59.61
Total TOTAL MAINTENANCE & OPERATIONS	18,030.00	10,611.20	10,611.20		58.85
6000 CAPITAL IMPROVEMENTS					
6801 TAX INCR SHARE, TUL CO	39,700.00	25,894.90	25,894.90		65.23
6802 TAX INCR SHARE, FLOOD DIST	640.00	382.41	382.41		59.75
6803 TAX INCR SHARE, AIR POL	40.00	24.50	24.50		61.25
6804 TAX INCR SHARE, MEM DIST	1,430.00	862.75	862.75		60.33
6806 TAX INCR SHARE, CITY OF TULARE	23,000.00	14,936.98	14,936.98		64.94
6807 TAX INCR SHARE, CITY ELEMENTAR	19,900.00	12,991.75	12,991.75		65.29
6808 TAX INCR SHARE, JOINT UNION	17,800.00	11,596.25	11,596.25		65.15
6809 TAX INCR SHARE, COS	5,800.00	3,735.64	3,735.64		64.41
6810 TAX INCR SHARE, CO SCHOOL SERV	2,700.00	1,724.96	1,724.96		63.89
6811 TAX INCR SHARE, KAWEAH DELTA	2,700.00	1,743.91	1,743.91		64.59
6812 TAX INCR SHARE, TUL CEMETARY	490.00	292.89	292.89		59.77
6813 TAX INCR SHARE, TUL DISTR HOSP	3,000.00	1,955.53	1,955.53		65.18
6814 TAX INCR SHARE, TUL MOSQUITO	3,700.00	2,383.51	2,383.51		64.42
Total CAPITAL IMPROVEMENTS	120,900.00	78,525.98	78,525.98		64.95
8000 DEBT SERVICE					
8320 10 TAX ALLOC BD (B) - INT	114,670.00	9,555.62	9,555.62		8.33
Total DEBT SERVICE	114,670.00	9,555.62	9,555.62		8.33
9000 OTHER FINANCING USES					
9071 OP TFR TO HOUSING FUND	120,300.00	0.00	0.00		0.00
9079 OP TFR TO WEST TULARE	439,690.00	71,234.06	71,234.06		16.20
Total OTHER FINANCING USES	559,990.00	71,234.06	71,234.06		12.72

Pass Through
Payments for
West Tulare
0.00

25,894.90

382.41

24.50

862.75

14,936.98

12,991.75

11,596.25

3,735.64

1,724.96

1,743.91

292.89

1,955.53

2,383.51

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REVISED RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE January 1, 2012 to June 30, 2012 PERIOD

Name of Successor Agency Tulare Revedelopment Agency Merged Project Area

COPY

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 55,042,312.62	\$ 104,166.65
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 5,932,995.65	
Available Revenues other than anticipated funding from RPTTF	\$ 4,593,180.00	
Enforceable Obligations paid with RPTTF	\$ 1,235,649.00	
Administrative Cost paid with RPTTF	\$ 104,166.65	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 104,166.65	

Revised Obligation #2

U.S.

1235649.00
104166.65

002

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221113.00

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

<u>Pete Vander Pool</u>	<u>Chairman</u>
Name	Title
<u>Pete Vander Pool</u>	<u>5/9/12</u>
Signature	Date

Name of Redevelopment Agency: Tulare Redevelopment Agency Merged Project Area
Project Area(s) RDA Project Area All

FORM A - Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
									Payments by month						
									Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	2010 Tax Allocation Bonds Series A ****	June 30, 2010	U S Bank	Bonds issued to repay prior loan	All Area	19,737,487.04		RPTIFI						241,275.00	\$ 241,275.00
2)	2010 Tax Allocation Bonds Series B ****	June 30, 2010	U S Bank	Bonds issued to fund non-housing projects	All Area	7,069,485.58		RPTIFI						156,865.00	\$ 156,865.00
3)	2010 Tax Allocation Bonds Series C ****	June 30, 2010	U S Bank	Bonds issued to fund housing projects	All Area	23,755,340.00		RPTIFI						448,481.00	\$ 448,481.00
4)	Owner Participation Agreement ****	April 21, 2011	Land 'O Lakes	Payment per OPA	Downtown/Alpine	3,400,000.00		RPTIFI						103,560.00	\$ 103,560.00
5)	Owner Participation Agreement ****	December 19, 2000	Cheese & Protein	Payment per OPA	South K	1,080,000.00		RPTIFI						281,968.00	\$ 281,968.00
6)	Pass-throughs Liability to Schools Allocation (LA lawsuit)		ERAF	Potential Liability	All Area	TBD		RPTIFI							\$ -
7)	Employee Cost	Start of RDA	City of Tulare	Payroll Cost	All Area			RPTIFI							\$ -
8)	2010 Tax Allocation Bonds - All Series	June 30, 2010	U S Bank	Fiscal Agent Fee	All Area			RPTIFI						3,500.00	\$ 3,500.00
9)	Prior Agreement for Land	August 15, 2011	Tulare County School Dist	Land	South K			RPTIFI							\$ -
10)	Rent, Supplies, Operating Cost, etc	Start of RDA	Various	Operating Expenses & Projects	All Area			RPTIFI							\$ -
11)															\$ -
12)															\$ -
13)															\$ -
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30)															\$ -
31)															\$ -
32)															\$ -
Totals - This Page (RPTTF Funding)						\$ 55,042,312.62	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,235,649.00	\$ 1,235,649.00
Totals - Page 2 (Other Funding)						\$ -	\$ -	N/A	\$ 1,340.00	\$ -	\$ 2,295,250.00	\$ 2,296,590.00	\$ -	\$ -	\$ 4,593,180.00
Totals - Page 3 (Administrative Cost Allowance)						\$ -	\$ 104,166.65	N/A	\$ -	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 104,166.65
Totals - Page 4 (Pass Thru Payments)						\$ 121,933,500.00	\$ 3,225,220.00	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages						\$ 55,042,312.62	\$ 104,166.65		\$ 1,340.00	\$ 20,833.33	\$ 2,316,083.33	\$ 2,317,423.33	\$ 20,833.33	\$ 1,256,482.33	\$ 5,932,995.65

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
RPTTF - Redevelopment Property Tax Trust Fund
LMHF - Low and Moderate Income Housing Fund
Admin - Successor Agency Administrative Allowance
Bonds - Bond proceeds
Other - reserves, rents, interest earnings, etc

**** Amounts shown in June need to be reserved to make debt service payments that are due in August, 2012, OPA payments are due in July, 2012 and fiscal agent payments are due in August, 2012.

"At the request of the County Auditor's office, the City has removed from the ROPS, the annual payments for the loan from the City to the Agency, which the City reserves the rights to have the loan be considered a Recognized Obligation, subject to conclusion of additional archival research for documents and factual information, a change in the current law and/or outcome of ongoing or future litigation pertaining to the validity of AB 1X 26 as it relates to this issue."

Name of Redevelopment Agency:

Tulare Redevelopment Agency Merged Project Area

^ Project Area(s)

RDA Project Area All

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payable from Other Revenue Sources						
									Payments by month						
									Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	State CalHFA Loan (2007)	March 21, 2007	State of California	Loan for housing project	West Tulare	343,229.03	343,229.03	LMHF						295,250.00	\$ 295,250.00
2)	Aspen Housing Project	June 22, 2011	Tulare Aspen Association	Payment per affordable housing agreement	West Tulare	2,000,000.00	1,450,000.00	LMHF						1,450,000.00	\$ 1,450,000.00
3)	Aspen Housing Project	June 22, 2011	Tulare Aspen Association	Payment per affordable housing agreement	West Tulare		550,000.00	Bond Proceeds						550,000.00	\$ 550,000.00
4)	Relocation Cost	January 16, 2009	Sergio Martinez	Relocation Cost	West Tulare	1,340.00	1,340.00	LMHF				1,340.00			\$ 1,340.00
5)															\$ -
6)															\$ -
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31)															\$ -
32)															\$ -
33)															\$ -
Totals - LMHF							\$ 1,794,569.03	\$ -				\$ 1,340.00		\$ 1,745,250.00	\$1,746,590.00
Totals - Bond Proceeds							\$ 550,000.00							\$ 550,000.00	\$550,000.00
Totals - Other															\$0.00
Grand total - This Page						\$ -	\$ 2,344,569.03	\$ -	\$ -	\$ -	\$ -	\$ 1,340.00	\$ -	\$ 2,295,250.00	\$ 2,296,590.00

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All total due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund
LMHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds
Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

Project Area(s)	RDA Project Area All
-----------------	----------------------

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

[illegible]

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All total due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

Other - reserves, rents, interest earnings, etc

Admin - Successor Agency Administrative Allowance

**** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.

Name of Redevelopment Agency Tulare Redevelopment Agency Merged Project AreaProject Area(s) RDA Project Area All

FORM D - Pass-Through Payments

OTHER OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Source of Fund***	Pass Through and Other Payments ****				
								Payments by month				
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012
1)	Section 33401 Agreement	Tulare County	Payments per former CRL 33401	All Areas	19,815,000.00	1,070,210.00	RPTIF					
2)	Section 33401 Agreement	Flood Control District	Payments per former CRL 33401	All Areas	292,000.00	12,910.00	RPTIF					
3)	Section 33401 Agreement	Air Pollution Control	Payments per former CRL 33401	All Areas	19,000.00	840.00	RPTIF					
4)	Statutory Payments	Memorial District	Payments per CRL 33607.5 and .7	All Areas	534,000.00	12,960.00	RPTIF					
5)	Statutory Payments	Palo Verde Elementary	Payments per CRL 33607.5 and .7	All Areas	2,169,000.00	8,300.00	RPTIF					
6)	Statutory Payments	Tulare Elementary School	Payments per CRL 33607.5 and .7	All Areas	5,750,000.00	141,960.00	RPTIF					
7)	Statutory Payments	Tulare Joint Union High	Payments per CRL 33607.5 and .7	All Areas	8,000,000.00	137,570.00	RPTIF					
8)	Statutory Payments	College of the Sequoias	Payments per CRL 33607.5 and .7	All Areas	2,600,000.00	44,320.00	RPTIF					
9)	Statutory Payments	County School Service	Payments per CRL 33607.5 and .7	All Areas	1,169,000.00	20,470.00	RPTIF					
10)	Statutory Payments	Kaweah Water District	Payments per CRL 33607.5 and .7	All Areas	1,069,000.00	20,200.00	RPTIF					
11)	Statutory Payments	Tulare Cemetery District	Payments per CRL 33607.5 and .7	All Areas	200,500.00	3,480.00	RPTIF					
12)	Statutory Payments	Tulare District Hospital	Payments per CRL 33607.5 and .7	All Areas	1,350,000.00	23,200.00	RPTIF					
13)	Statutory Payments	Tulare Mosquito District	Payments per CRL 33607.5 and .7	All Areas	1,653,000.00	28,280.00	RPTIF					
14)	Statutory Payments	City of Tulare	Payments per CRL 33607.5 and .7	All Areas	10,147,000.00	177,720.00	RPTIF					
15)	Statutory Payments	Tulare County	Payments per CRL 33607.5 and .7	All Areas	16,999,000.00	251,000.00	RPTIF					
16)	Statutory Payments	Flood Control District	Payments per CRL 33607.5 and .7	All Areas	247,000.00	3,600.00	RPTIF					
17)	Statutory Payments	Air Pollution Control District	Payments per CRL 33607.5 and .7	All Areas	15,000.00	200.00	RPTIF					
18)	Section 33401 Agreement	Memorial District	Payments per former CRL 33401	All Areas	205,000.00	3,000.00	RPTIF					
19)	Low Mod Housing Deposit	Housing Fund	Per CRL 33334.2	All Areas	49,700,000.00	1,265,000.00	RPTIF					
Totals - Other Obligations					\$ 121,933,500.00	\$ 3,225,220.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All total due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund

Bonds - Bond proceeds

Other - reserves, rents, interest earnings, etc

LMIHF - Low and Moderate Income Housing Fund

Admin - Successor Agency Administrative Allowance

**** - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required payments transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE July 1, 2012 to December 31, 2012 PERIOD

Name of Successor Agency Tulare Revedelopment Agency Merged Project Area

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 52,796,887.93	\$ 2,667,411.94
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 1,356,726.25	
Available Revenues other than anticipated funding from RPTTF	\$ -	
Enforceable Obligations paid with RPTTF	\$ #3 1,231,726.25	
Administrative Cost paid with RPTTF	\$ -	
Pass-through Payments paid with RPTTF	\$ #4 125,000.00	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 125,000.00	

COPY

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

<u>Pete Vander Poel</u>	<u>Chairman</u>
Name	Title
<u>Pete Vander Poel</u>	<u>5/9/12</u>
Signature	Date

Name of Redevelopment Agency: Tulare Redevelopment Agency Merged Project Area
Project Area(s) RDA Project Area All

FORM A - Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
									Payments by month						
									Jul 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total
1)	2010 Tax Allocation Bonds Series A ****	June 30, 2010	U S Bank	Bonds issued to repay prior loan	All Area	19,322,592.04	505,831.55	RPTIFI							
2)	2010 Tax Allocation Bonds Series B ****	June 30, 2010	U S Bank	Bonds issued to fund non-housing projects	All Area	6,799,726.58	328,866.39	RPTIFI						264,556.25	\$ 264,556.25
3)	2010 Tax Allocation Bonds Series C ****	June 30, 2010	U S Bank	Bonds issued to fund housing projects	All Area	22,905,626.00	845,650.00	RPTIFI						172,001.25	\$ 172,001.25
4)	Owner Participation Agreement ****	April 21, 2011	Land 'O Lakes	Payment per OPA	Downtown/Alpine	3,192,879.31	206,000.00	RPTIFI						397,168.75	\$ 397,168.75
5)	Owner Participation Agreement ****	December 19, 2000	Cheese & Protein	Payment per OPA	South K	516,064.00	516,064.00	RPTIFI						103,000.00	\$ 103,000.00
6)	Pass-throughs Liability to Schools Allocation (LA lawsuit)	April 21, 2011	ERAF	Potential Liability	All Area	TBD		RPTIFI						280,000.00	\$ 280,000.00
7)	Contracted for consulting services		Family Services	Project administration-Shelter Plus Care	All Area	60,000.00	15,000.00	RPTIFI						15,000.00	\$ 15,000.00
8)															\$ -
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32)															\$ -
Totals - This Page (RPTTF Funding)						\$ 52,796,887.93	\$ 2,417,411.94	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,231,726.25	\$ 1,231,726.25
Totals - Page 2 (Other Funding)						\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 3 (Administrative Cost Allowance)						\$ -	\$ 250,000.00	N/A	\$ 20,833.35	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 125,000.00
Totals - Page 4 (Pass Thru Payments)						\$ 121,933,500.00	\$ 3,225,220.00	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages						\$ 52,796,887.93	\$ 2,667,411.94		\$ 20,833.35	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 1,252,559.58	\$ 1,356,726.25

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the

Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc

LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

**** Amounts shown in December are needed to be reserved to make debt service payments that are due in January, 2013, OPA payments are due in January, 2013.

"At the request of the County Auditor's office, the City has removed from the ROPS, the annual payments for the loan from the City to the Agency, which the City reserves the rights to have the loan be considered a Recognized Obligation, subject to conclusion of additional archival research for documents and factual information, a change in the current law and/or outcome of ongoing or future litigation pertaining to the validity of AB 1X 26 as it relates to this issue."

Name of Redevelopment Agency:
Project Area(s)

Tulare Redevelopment Agency Merged Project Area
RDA Project Area All

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AS 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payable from Other Revenue Sources							
									Payments by month						Total	
									Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012		
1)								LMHF								\$ -
2)								LMHF								\$ -
3)								Bond Proceeds								\$ -
4)								LMHF								\$ -
5)																\$ -
6)																\$ -
7)																\$ -
8)																\$ -
9)																\$ -
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29)																\$ -
30)																\$ -
31)																\$ -
32)																\$ -
33)																\$ -
Totals - LMIHF							\$ -		\$ -							\$ -
Totals - Bond Proceeds							\$ -								\$ -	\$0.00
Totals - Other							\$ -								\$ -	\$0.00
Grand total - This Page							\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All total due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund
LMIHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds
Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

FORM D - Pass-Through Payments

[illegible]

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund	Bonds - Bond proceeds	Other - reserves, rents, interest earnings, etc
100.00	100.00	100.00

LMIHF - Low and Moderate Income Housing Fund	Admin - Successor Agency Administrative Allowance
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**** - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.